

Brookline Preservation Commission

Demolition Application Report

Address: 135 St. Paul Street

Applicant: 135 Saint Paul LLC

Building Type: House

National Register Listing (if Applicable): N/A



Historical/Architectural Significance:

135 St. Paul Street was constructed between 1883 and 1887, on land formally owned by the Stearns family. The lot was created in 1881, and the house itself first appears on the 1887 tax list as belonging to its first owner, Stephen Mason Grant. Grant, a hay and grain merchant with an office in Boston, purchased the property in 1883 and resided in the house until his death in 1906 with his family. Documents reference the architects of this house as Peabody & Stearns. Robert Swain Peabody and John Goddard Stearns Jr. entered into a partnership in 1870 and the firm designed a number of building types, both locally and nationally, including residences, public buildings, hotels, railroad stations, and churches, and worked in a wide range of architectural styles. The leading firm remained in business until the deaths of both men in 1917.

The property was sold by Grant's estate to John Dittmore in 1913 for \$11,000, who sold it in 1917 to the Walsh family. Timothy F. Walsh, an architect with the firm Maginnis and Walsh and former draftsman for Peabody and Stearns, resided in the house until his death in 1934. His wife, Marion Walsh, continued to own the property until 1951, and it was Mrs. Walsh that converted the structure into a two family residence in 1943.

The 19th century 2 ½ story wood-framed house rises from a stone foundation and features a steeply pitched irregular asphalt shingle roofline, once slate, with two gabled dormers on the façade and two rear chimneys. Typical of the Queen Anne style, the design includes projecting side cross gables with decorative half timbering, and a two-story bay window on the façade. A one story front porch with a hip roof, which remains in its original location, though altered over time, extends across a portion of the façade. Located behind the front porch is a set of doubled doors with glass and decorative panels, and a transom above. Varied siding is evident as the upper story remains shingle siding, while the first floor features clapboard siding.

The house at 135 St. Paul Street meets the following criteria for an initial determination of significance:

- c. The building is associated with one or more significant historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the Town or Commonwealth;
- d. The building is historically or architecturally significant in terms of its period, style, method of construction, or its association with a significant architect or builder, either by itself or as part of a group of buildings.

The house at 135 St. Paul Street retains integrity of location, design, setting, feeling, materials, and workmanship.



Aerial view of 135 St. Paul Street, looking east.



Aerial view of 135 St. Paul Street, looking north.



Aerial view of 135 St. Paul Street, looking west.



Aerial view of 135 St. Paul Street, looking south.



Photograph of the façade



Photograph of the façade



View of the right side elevation



Photograph of the left side elevation



Photograph of the left side elevation



Obscured view of the rear elevation



1977 photograph of the façade prior to the alteration to the front porch and removal of the slate roof



1888 Bromley atlas



1893 Richards and Elliot atlas